

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
vacant, Assistant Director
vacant, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Scott Gustin
DATE: September 1, 2015
RE: 16-0122CA; 316-322 Flynn Avenue

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: NMU Ward: 5

Owner/Applicant: G&C Properties / Michael F. Alvanos

Request: Amendment to zoning permit 15-0809CA/MA for requested reduction in parking lot shading.

Applicable Regulations:

Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant received approval for a new mixed use building (deli, office, & 9 residential units) and associated site improvements on May 19, 2015. At the time of approval, the project plans did not reflect the typically required parking lot shading. Therefore, condition 2 b) of the approval required that revised plans be submitted that depicted at least 30% shading. The applicant has not been able to produce a plan that achieves 30% shading. Per Sec. 6.2.2 (I) of the CDO, the applicant is pursuing a waiver for reduced parking lot shading.

Recommendation: Certificate of Appropriateness approval as per, and subject to, the following findings and conditions.

I. Findings

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

Not applicable.

(b) Topographical alterations

Not applicable.

(c) Protection of important public views

Not applicable.

(d) Protection of important cultural resources

Not applicable.

(e) Supporting the use of alternative energy

Not applicable.

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

Not applicable.

(h) Building location and orientation

Not applicable.

(i) Vehicular access

Not applicable.

(j) Pedestrian access

Not applicable.

(k) Accessibility for the handicapped

Not applicable.

(l) Parking and circulation

As proposed, 19% shading of the parking lot will be achieved. Due to the site layout and parking orientation, most of that shading comes from the two buildings onsite. This criterion requires 1 shade tree per 5 parking spaces with a target of 30% shading. Existing trees of at least 3" caliper within 25' of the parking area can be included in this minimum requirement.

A waiver of up to 30% of the tree planting requirement may be granted. The site plan includes 8 new and retained trees along the parking area and, assuming compliance with the 3" caliper minimum, meets the minimum standard of 1 shade tree per 5 parking spaces (24 spaces). Caliper sizes of the existing trees to be retained are not noted and must be.

Assuming adequate caliper size of the existing trees to be retained, the minimum requirement of 1 tree per 5 parking spaces has been met; however, shading remains well below the target of 30%. The project includes 24 parking spaces, whereas only 21 are required. Removal of at least 1 parking space in the middle of the eastern row of parking and replacement with a new landscaping island with a shade tree is warranted. Removal of 2 separate spaces and replacement with shade trees would, of course, increase shading.

In sum, the minimum tree-to-parking space ratio of 1:5 has been met. There is, however, room for improved shading with the introduction of additional landscape island(s) with shade tree(s).

(Affirmative finding as conditioned)

(m) Landscaping and fences

Not applicable.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

Not applicable.

(p) Integrate infrastructure into the design

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable.

II. Conditions of Approval

1. Except as specifically altered in this approval, all conditions of zoning permit 15-0809CA/MA shall remain in effect.
2. Condition 2 b) of zoning permit 15-0809CA/MA is superseded and placed with the following requirement:
Prior to release of the zoning permit, revised project plans depicting the removal of 1 or 2 parking spaces from the eastern row of parking and replacement with 1 or 2 landscaping island(s) with shade tree(s) of at least 2.5" – 3" caliper shall be submitted, subject to staff review and approval. Caliper size of the existing trees retained along the eastern row of parking shall also be provided. Caliper size of less than 3" may require the introduction of additional new shade trees per the requirements of Sec. 6.2.2 (I).
3. Standard Permit Conditions 1-15.